

**MINUTES**  
**City Council Meeting**  
**Monday, April 4, 2016 – 6:00 p.m.**

**Call to Order:** Mayor Bethune welcomed everyone and called the meeting to order at 6:00 p.m.

**Opening:** Mayor Bethune offered the invocation and invited everyone to join in the pledge of allegiance to the flag.

**Roll Call:**

**Members:** Mayor Bethune presided. **Council Members:** Bruce Campbell, Rosetta Cody, Marcia Daniel, Bessie Kicklighter, Debbie Ruiz and Kim Tice.

**Staff:** Ron Feldner, City Manager; Rhonda Ferrell-Bowles, Clerk of Council; James P. Gerard, City Attorney; Ben Brengman, IT Director; David Lyons, Chief of Police; Pam Franklin, HR Director; Benny Googe, Public Works Director; Cliff Ducey, Recreation Director; Ron Alexander, Planning Director and Blake Hodge, Fire Chief. Absent: Charles Draeger, Water Operations Director

Mayor Bethune said City Council held a pre-agenda session prior to tonight's meeting. He said no decisions or votes were made during the pre-agenda session.

**Presentation – GDOT Board Member Ann Purcell & Senator Lester Jackson:**

Ms. Purcell announced that Garden City would receive \$500,000 of transportation funding through the passing of House Bill 170. She said this funding is committed to Phase I of the Chatham Parkway improvements project. She said there will also be funding for Phase II of the Chatham Parkway improvements project. She said Ron and Mayor Bethune met with us in Atlanta and shared information on what Garden City wanted and what you would bring to the table. She said that Senator Jackson has hoped to be here to share in this fantastic news. She said I would like to thank you for allowing me to serve as your GDOT Board Member.

Mayor Bethune said this is not the first time that we have partnered with GDOT. He said we just completed the traffic signal installation at Chatham Parkway and Telfair Place. He thanked Ms. Purcell for her efforts and support. He said I would also like to thank the City Manager. He said we as a Council sometime forget what Ron brings to the table with his engineering background.

**Presentation – Proclamation in memory of Bob Bryant:**

Mayor Bethune presented a proclamation to Bob Bryant's family. He said I got to know Bob when I was running for Mayor. He said Bob loved his country, Garden City, and his family. He said Bob will be greatly missed.

Councilmember Cody thanked Mayor and Council for all their thoughts, prayers, and support given to her and her family.

Mayor Bethune recognized Senator Lester Jackson. Senator Jackson said that was a fitting tribute for Bob. He said I served 12 years with Bob Bryant and there was no better advocate than Bob for Garden City. He said I ran late getting here and Ms. Purcell has already talked about the \$500,000 of transportation funding

committed to Phase I of the Chatham Parkway improvements project. He said I'm glad I could be a part of the process.

Mayor Bethune thanked Senator Jackson for his efforts and support.

Informal Public Comment: Mayor Bethune opened the floor to received public comment from the audience.

Mr. Tony Center, District 3 Chatham County Commissioner, addressed City Council on his qualifications for Chatham County Commission Chairman and asked for City Council's support in the upcoming election.

Ms. Sharon Bethune, Woodlawn Avenue, invited everyone to participate in Garden City's Clean Sweep event on Saturday, April 23, 2016. She said we need volunteers to participate in this community clean up event. She said this event is in partnership with Keep Chatham Beautiful. She said we will meet in the parking lot of the Food Lion around 9:00 a.m. She said our event is also in conjunction with Georgia Cities Week.

Mr. Ernest Tisdale, Davis Avenue, said I am having an issue with cars parking along my property.

Mayor Bethune asked the Police Chief to look into Mr. Tisdale's concerns.

Mr. Leonard Hodges, Old Louisville Road, said I want to know about getting public transportation in my area. Also, I would like someone to look into having more street lights installed on Old Louisville Road.

Mayor Bethune asked the Public Works Director to look into Mr. Hodges concerns.

Mr. Barry Kratzer, Dean Forest Road, said I am having a problem at the back of my property with water standing. He said the City owns a right-of-way behind my property and it needs to be cleaned so the water doesn't stand and cause mosquitos.

There being no further questions or comments, Mayor Bethune closed the informal comment portion of the meeting.

**Public Hearing:**

**PC1602, Rezoning Request (224, 226, & 228 Dean Forest Road):** Mayor Bethune opened the public hearing to receive public comment on a request by Patricia Burgess, property owner, to rezone 224 Dean Forest Road, 226 Dean Forest Road and 228 Dean Forest Road from RA to I2 except for the portion within the 60 ft. boundary line shall be zoned as C-2. He said this is the second public hearing on this request. He said we looked back and discovered that we may not have notified all the property owners.

Mayor Bethune asked if there was anyone who wished to speak in favor of the rezoning.

Ms. Patricia Burgess said I am the property owner requesting the rezoning. She said the City recently rezoned the property next to me. She said I can't stop progress so I'm asking you to rezone my property so I can move from the area.

Ms. Phyllis said I am not opposed to Ms. Burgess rezoning her property. She said it is getting so that none of us can live there. She said I am for the rezoning so Ms. Burgess move.

Mayor Bethune asked if there was anyone who wished to speak against the rezoning.

Ms. Jane Munn, Dean Forest Road, said we have lived there for 44 years. She said we would like to stay where we are a while longer. She said our property does not front Dean Forest, because we are on a little road off Dean Forest. She said if you all are going to rezone then you should rezone the whole strip. She said if you rezone her property then we are land locked so we are against the rezoning. She said if you are going to do it do it all.

Mr. Barry Kratzer, Dean Forest Road, said I agree with Ms. Munn that you all should just rezone the whole strip at one time so it would be profitable for everyone.

City Attorney said Council can only vote on what is before them tonight.

Mr. Ken Collins, Dean Forest Road, said it is almost impossible to live there, because we are surrounded by commercial and industrial.

Mayor Bethune said the Zoning Board of Appeals made their decisions based on the future land use map. He said we have to consider the zoning on an individual basis. He said this is a difficult decision. He said the property owner has seen the neighborhood change and wants to sell and move away, but others want to stay a while longer.

Councilmember Kicklighter said did I understand that you all want us to rezone all of it.

The group of residents replied yes, because that way we would all have a choice of staying or leaving sooner.

Councilmember Tice asked, can we table this item?

City Attorney said all the properties would have to go through the rezoning process so you would be looking at another sixty to ninety days before the matter could come back before you.

There being no further questions or comments, Mayor Bethune closed the public hearing.

**City Council Minutes:** Upon motion by Councilmember Tice, seconded Councilmember Campbell, City Council voted unanimously to approve the City Council Minutes dated 3/21/16, Workshop Synopsis dated 3/28/16 and the Executive Session Affidavit dated 3/28/16.

Staff Report:

HR Director presented the Human Resources Department's monthly report.

IT Director presented the Information Technology Department's monthly report.

Public Works Director presented the Public Works Department's monthly report.

Parks & Recreation Director presented the Parks & Recreation Department's monthly report.

City Manager said I have no updates tonight.

**Items for Consideration:**

**Ordinance Zoning Map Amendment (224, 226 & 228 Dean Forest Road):** Clerk of Council the first reading of an ordinance to amend the zoning ordinance and map of Garden City, Georgia, as amended, to rezone certain property owned by Patricia Gail Burgess located at 224 thru 228 Dean Forest Road, Garden City, Georgia, from its present zoning classification of "R-A" to an "I-2" zoning classification, except for the westernmost sixty (60) feet of said properties adjacent to Dean Forest Road which shall be rezoned to a "C-2" zoning classification; to repeal all ordinances in conflict herewith; to provide an effective date; and for other purposes.

Councilmember Kicklighter said there seems to be a lot of mixed feelings and after hearing from the other property owners, I don't feel I can vote for it.

Mayor Bethune asked if there was a motion to approve the ordinance on the first reading.

Councilmember Campbell made a motion to approve the ordinance on the first reading, seconded by Councilmember Daniel. Mayor Holder asked for a show of hands on the vote.

Councilmember Campbell and Councilmember Daniel voted in favor with Councilmember Cody, Councilmember Kicklighter, Councilmember Ruiz, Councilmember Tice and Mayor Bethune opposed.

**Resolution, Georgia Cities Week:** Clerk of Council read the first reading of a resolution of the City of Garden City, Georgia, recognizing Georgia Cities Week, April 17-23, 2016 and encouraging all citizens to support the celebration and corresponding activities.

Upon motion by Councilmember Kicklighter, seconded by Councilmember Daniel, City Council voted unanimously to adopt the resolution.

**Town Center Development RFP:** City Manager said the City sought information from developers on four different factors: Qualifications and Experience; Proposed Use; Schedule for Design, Construction and Occupancy and Purchase Price. He said we received two proposals. He said we reviewed the proposals using a scoring scale. He said both proposals were close in points. He said one scored 95/100 and the other 88/100.

Upon motion by Councilmember Kicklighter, seconded by Councilmember Campbell, City Council voted unanimously that the proposal of Roberts Properties, Inc., dated March 18, 2016, be selected for the purpose of commencing negotiations, through the City Manager, for the drafting of a Purchase and Sale Agreement, a Town Center Development Agreement, and any other agreement deemed necessary by the City Manager, all of which shall be consistent with the terms of the accepted proposal and that if the above-stated negotiations are successful, the final drafts of the negotiated agreements shall come before City Council for approval at a later time prior to execution.

Mayor Bethune asked Mayor Pro-tem Campbell to read a resolution in memory of Bob Bryant from the Garden City Homestead Association.

Councilmember Cody thanked the Garden City Homestead Association Board for their kind words expressed in the resolution.

**Adjournment:** Upon motion by Councilmember Tice, seconded by Councilmember Campbell, City Council adjourned the meeting at 7:19 p.m.

*Transcribed by Clerk of Council*

*Approved by City Council: 4/18/16*